



CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE ▪ BEVERLY HILLS, CALIFORNIA 90210

Robert Wunderlich, Mayor

July 1, 2021

The Honorable Scott Wiener
California State Senate, 11th District
State Capitol, Room 5100
Sacramento, CA 95814

Re: SB 477 (Wiener) General plan: annual report
City of Beverly Hills – **Oppose**

Dear Senator Wiener:

On behalf of the City of Beverly Hills, I write to inform you that we have adopted a position of OPPOSE for your SB 477, which would require cities and counties to submit additional detailed information on housing development projects in annual progress reports (APRs) submitted to the Department of Housing and Community Development (HCD). The bill would also authorize HCD to assess the accuracy of information submitted as part of the APR and require local planning agencies to correct any inaccurate information.

Cities and counties must prepare a general plan comprised of seven mandatory elements, including a housing element that includes identifying existing and projected housing needs. The housing element must consist of an inventory of land suitable for residential development, which is used to identify sites that can be developed for housing within the planning period sufficient to meet the regional housing needs for all income levels.

The City of Beverly Hills invests a significant amount of time and effort into ensuring the City's growth is well-planned and takes the City's future housing needs into account. The City consistently meets its Regional Housing Need Allocation (RHNA) housing production requirements and works with other local governments in the region to do our part to ensure that regional housing needs are met.

This bill would impose an unnecessary burden on local planning agencies by requiring them to collect and report additional data to meet the bill's provisions. The current need for housing production already impacts these planning departments. Additionally, this bill would increase the workloads of planning departments, which are already working at maximum capacity to approve numerous projects every year. These same departments are also under constant pressure to learn new approval processes for developments nearly every year as the state legislature continually attempts to make many processes either ministerial or streamlined.

For these reasons, we must respectfully OPPOSE your SB 477. Thank you for your consideration.

Sincerely,



Robert Wunderlich

Mayor, City of Beverly Hills

Cc: Members and Consultants, Assembly Housing and Community Development Committee
The Honorable Ben Allen, 26th Senate District
The Honorable Richard Bloom, 50th Assembly District
Andrew K. Antwih, Shaw Yoder Antwih Schmelzer & Lange